



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: June 28, 2016

To: Kate Shea, Project Planner

From: Tim Tomlinson, Development Services

Subject: Public Works Comments on DRC2015-00144 Neal MUP, Orcutt Rd., San Luis Obispo

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. The proposed project is within a drainage review area. Drainage plan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 22.52.110 or 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.
- B. The project appears to not meet the applicability criteria for a Storm Water Management (it creates or replaces less than 2500 sf of impervious area). Therefore, no Storm Water Control Plan is required.

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, the applicant shall submit plans prepared by a Registered Civil Engineer to the Department of Public Works to secure an Encroachment Permit and post a cash damage bond to install improvements within the public right-of-way in accordance with County Public Improvement Standards. The plan is to include, as applicable:
 - a. Reconstruct the existing site access driveway approach in accordance with County Public Improvement Standard B-1e drawing for high speed and/or high volume rural roadways, and A-5 sight distance standards.
 - b. At the time of application for a County Encroachment permit the applicant must submit evidence they have obtained a permit from Department of Water Resources (DWR) Coastal Aqueduct Reach 5a for driveway improvement above their water facility.

2. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
3. **On-going condition of approval (valid for the life of the project)**, and in accordance with County Code Section 13.08, no activities associated with this permit shall be allowed to occur within the public right-of-way including, but not limited to, project signage; tree planting; fences; etc without a valid Encroachment Permit issued by the Department of Public Works.
4. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage landscaping in a viable condition and on a continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Drainage

5. **At the time of application for construction permits**, the applicant shall submit complete drainage plans for review and approval in accordance with Section 22.52.110 (Drainage) or 23.05.040 (Drainage) of the Land Use Ordinance.
6. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
7. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Other Agency Encroachment

8. **Prior to issuance of construction permits**, all work which encroaches within the existing Department of Water Resources (DWR) Coastal Aqueduct Reach 5a shall require an Encroachment Permit issued by the DWR Division of Engineering at 800-600-4397, and the Central Coast Water Authority (CCWA) at 805-688-2292. No County permits shall be issued without evidence of a DWR Encroachment Permit, or that a Permit is not required.



CAL FIRE – SAN LUIS OBISPO

FIRE SAFETY PLAN



Date: July 7, 2016

Project Number: DRC2015-00144

Project City: San Luis Obispo

Owner Name: Tom Neal

City, State, Zip: Boulder City, Nv. 890006

Agent Name: David Einung

City, State, Zip: San Luis Obispo, Ca. 93401

Project Description: New 12,945 SF SFD with grading for terrace.

Project Location: 5170 Orcutt Road

Cross Street: Biddle Ranch Road

Owner Address: P.O Box 61045

Owner Phone(s): 702-219-8985

Agent Address: 2564 Lawton Avenue

Agent Phone(s): 805-674-2842

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling (805) 543-4244, extension #3490.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately 5 minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires, and is designated as a **Moderate Fire Hazard Severity Zone**. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:

- | |
|---|
| <input checked="" type="checkbox"/> SETBACK 30-foot building setback from property line required for parcels 1 acre in size or larger
**Note: All setbacks are subject to S.L.O County Planning Department approval. |
| <input checked="" type="checkbox"/> FIRE SPRINKLERS A fire sprinkler system is required for this project per local Fire Code. |
| <input checked="" type="checkbox"/> Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D). |
| <input checked="" type="checkbox"/> Mount spare heads & wrench box in garage or near riser. (1 of each type) |
| <input checked="" type="checkbox"/> TANK A water storage tank is required that gravity feeds a residential fire connection |
| <input checked="" type="checkbox"/> 15000 gallons of minimum water storage is required for fire protection |
| <input type="checkbox"/> Note: 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered. |
| <input type="checkbox"/> Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones |
| <input checked="" type="checkbox"/> Automatic Fill, Sight Gauge & Venting System required |
| <input checked="" type="checkbox"/> Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe |
| <input checked="" type="checkbox"/> System must gravity drain to the Fire Department Connection |
| <input checked="" type="checkbox"/> Fire connection shall be located on the approach to the structure(s) |
| <input checked="" type="checkbox"/> Fire connection must be located not less than 50 feet & no more than 150 feet from the structure |
| <input checked="" type="checkbox"/> Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade |
| <input checked="" type="checkbox"/> Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle. |
| <input checked="" type="checkbox"/> If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection |
| <input checked="" type="checkbox"/> Must maintain a 3 foot clear space around the circumference of the connection at all times |
| <input checked="" type="checkbox"/> Blue dot reflector must be located near fire connection, visible to approaching vehicles |
| <input type="checkbox"/> HYDRANT A fire hydrant is required that can deliver 750 gallons per minute for 2 hours. |
| <input type="checkbox"/> ****Must submit a completed Community Water System Verification Form |
| <input type="checkbox"/> Must have two 2 1/2" outlets and one 4" outlet with National Standard threads |
| <input type="checkbox"/> Must be located within 8 feet of the roadway |
| <input type="checkbox"/> Place a blue dot road reflector on roadway, just off center, on the side of the hydrant |
| <input type="checkbox"/> Hydrant must be located within 250 feet of the residence. |
| <input type="checkbox"/> Must maintain a 3 foot clear space around the hydrant at all times |

<input type="checkbox"/>	ACCESS ROAD A 20-foot wide access road is required
<input type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of road
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer
<input type="checkbox"/>	Road must be named & posted using the County standard signage
<input checked="" type="checkbox"/>	DRIVEWAY must be 12 feet wide
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons
<input checked="" type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
<input checked="" type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer
<input checked="" type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input checked="" type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
<input checked="" type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)
<input type="checkbox"/>	BRIDGE is required to support a fire engine load weight of 20 tons
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances
<input type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
<input checked="" type="checkbox"/>	GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
<input checked="" type="checkbox"/>	Center line of lane turning radius must be at least 25 feet
<input checked="" type="checkbox"/>	Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
<input checked="" type="checkbox"/>	Must be setback a minimum of 30 feet from the SLO County maintained road
<input checked="" type="checkbox"/>	100' FLAMMABLE VEGETATION MANAGEMENT around structures required.
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures
<input checked="" type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
<input checked="" type="checkbox"/>	LPG TANKS Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
<input checked="" type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
<input checked="" type="checkbox"/>	IGNITION RESISTANT CONSTRUCTION REQUIREMENTS This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
<input checked="" type="checkbox"/>	A Class A non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
<input checked="" type="checkbox"/>	ADDRESS Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
<input type="checkbox"/>	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance and directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
<input checked="" type="checkbox"/>	SMOKE & CARBON MONOXIDE DETECTOR Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments:	

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Travis Craig

Inspector

Fire Captain

[Reply](#) |   [Delete](#) [Junk](#) |  ...

Re: DRC2015-00144 NEAL, South County E-Referral, MUP, San Luis Obispo

MS

Michael Stoker

Mon 6/20, 2:02 PM

Kate B. Shea; Martin Mofield; Cheryl Journey  [Reply](#) | 

Inbox

You replied on 7/13/2016 3:31 PM.



Action Items



Kate,

Please find buildings comments for DRC2015-00144 below and in Tidemark. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new terrace grading for a single family dwelling of 10,585 sq. ft with an attached garage of 1,990 sq. ft for a total building area of 12,575 sq. ft. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 3) Provide details for the stairs, handrails, and guardrails that comply with the California Residential code.
- 4) Provide notes on the plans for the 'egress' windows to verify compliance with the California Residential code.
- 5) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 6) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.
- 7) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the 2013 California Plumbing Code.

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- 9) Energy calculation will need to be submitted to verify compliance with the 2013 California Energy Code.
- 10) The plans will need show compliance with the 2013 California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
- 11) Fire sprinklers will be required for this project and will need to be submitted under a separate permit application. Provide plans showing the design and layout for the sprinkler system.
- 12) A separate permit may need to be required for the grading. Also, if 1 acre or more is disturbed a SWPPP plan will need to be provided for the project.

Thanks

Michael Stoker, CASp
Building Division Supervisor
805.781.1543



From: Mail for PL_Referrals Group
Sent: Friday, June 17, 2016 3:17 PM
To: Kate B. Shea
Subject: DRC2015-00144 NEAL, South County E-Referral, MUP, San Luis Obispo

San Luis Obispo County
Planning & Building Department

DRC2015-00144 NEAL, South County E-Referral, MUP, San Luis Obispo
APN(s): 044-052-034

This application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the link below.

[Direct Link to NEAL Referral Package](#)

Link to webpage for all referral packages: <http://www.slocounty.ca.gov/planning/referrals.htm>



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 6/17/2016

TO: _____

FROM: Kate Shea (805-781-4097 or kbshea@co.slo.ca.us)
South County Team / Development Review

PROJECT DESCRIPTION: DRC2015-00144 NEAL – Proposed minor use permit to grade a new terrace for house and build new single story 10,585 SF single family residence with basement level; total structural area size of 12,575 SF. Project location is 5170 Orcutt Road, San Luis Obispo.
APN: 044-052-034

Return this letter with your comments attached no later than 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)
☐ NO (Please go on to PART III.)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

No Bicycle Advisory Committee comments

June 23, 2016

Dale Sutliff

544-4034

Date

Name

Phone

BAC Chairman



September 19, 2016

File No.: 0916-01

SLO Co. File Nos. DRC2015-00144

Mr. & Mrs. Tom and Jackie Neal
C/o David Einung Custom Home Design
2564 Lawton Avenue
San Luis Obispo, California 934

Attention: Mr. David Einung

Subject: **Review of Geotechnical Engineering Report**

Project: **Neal Residence (APN 044-052-034)**
5170 Orcutt Road
San Luis Obispo Area of San Luis Obispo County, California

References: 1. Geotechnical Engineering Report, Neal Residence, 5170 Orcutt Road, San Luis Obispo, California, File No.: SL-17245-SA, Doc. No. 1403-002.SER, prepared by Earth Systems Pacific, dated March 11, 2014.

Dear Mr. & Mrs. Neal:

The purpose of this letter is to summarize our findings of a site reconnaissance performed on August 12, 2016 and review of the above referenced geotechnical engineering report (Reference 1). The proposed project site is located within a high landslide susceptibility area.

The report was reviewed for conformance with the San Luis Obispo County Coastal Zone Land Use Ordinance (CZLUO), California Geological Survey Special Publication 117A (CGS SP-117A) and the San Luis Obispo County Guidelines for Engineering Geology Reports. This review was specifically focused with respect to the potential for slope instability and landsliding.

Our findings indicate that the susceptibility for landsliding at the site is low. No further investigation is required for CEQA & LUO compliance.

September 19, 2016

File No.: 0916-01
SLO Co. File No. DRC2015-00144

RECOMMENDATIONS

1. Plan Review. The project geotechnical engineer must review the project improvement and foundation plans and prepare a written review letter. The review letter must verify conformance with the recommendations of the project geotechnical report, prior to the issuance of building permits.

Please contact me at (831) 443-6970 or bpapurello@landseteng.com if you have questions regarding this matter.

Respectfully,
LandSet Engineers, Inc.



Brian Papurello, CEG 2226



09-19-16

Doc. No. 1609-114.REV

Copies: Addressee (1)
Ms. Kate Shea, San Luis Obispo County Planning Dept. (1)
SLO County Geology files (1)